

Puget Sound Acquisition & Restoration Fund

Puget Sound Recovery Projects

Application Project Summary

TITLE: Big Beef Creek Conservation			NUMBER: 09-1633A (Acquisition)
			STATUS: Preapplication
APPLICANT: Great Peninsula Conservancy			CONTACT:
COSTS:			SPONSOR MATCH:
RCO	\$346,550	85 %	Cash Donations \$40,000
Local	\$61,500	15 %	Donated Labor \$21,500
Total	\$408,050	100 %	

DESCRIPTION:

Great Peninsula Conservancy plans to purchase fee title to a 10-acre wooded parcel in the Big Beef Creek Watershed, which encompasses approximately 330 ft. along both sides of the mainstem of Big Beef Creek, and approximately 800 ft. of a small, unnamed tributary. The land includes healthy riparian woodlands, mature coniferous forest that encompasses steep, sloping topography. Some adjacent land is in public ownership for resource protection. As one of the few remaining private parcels on lower Big Beef Creek, conservation of this property is invaluable in protecting fish and wildlife habitat from degradation or conversion. Conservation would increase the riparian buffer, reducing pressure from development to maintain forest cover and recruitment of large woody debris important to enhancing channel complexity. Added protection would preserve spawning habitat for coho, fall and threatened summer chum as well as steelhead, which exists due to the presence of a gravel substrate and large woody debris in the streambed. The loss of riparian habitat is a limiting factor to salmon habitat recovery in the watershed and greater Hood Canal. Once extirpated in the 1990s, subsequent re-introduction of summer chum on the creek has been successful. Small to medium-sized pools on the site provide habitat for the variety of anadromous fish species that use the creek. The conservation-minded landowners signed a letter of intent with Great Peninsula Conservancy in fall 2008. The project will be completed in 2010 if funding is available.

LOCATION INFORMATION:

COUNTY:

SALMON INFORMATION: (* indicates primary)

Species Targeted

Chum*

Searun Cutthroat

Coho

Steelhead

Habitat Factors Addressed

Channel Conditions

Streambed Sediment Conditions

Floodplain Conditions

Water Quality

Riparian Conditions*

LAST UPDATED: June 18, 2009

DATE PRINTED: June 25, 2009

Acquisition Cost Estimate Summary

Great Peninsula Conservancy

09-1633 A

Big Beef Creek Conservation

Puget Sound Acq. & Restoration

Summary Property Information

Worksite Name	Property Name	Acres to be Acq	Cost Estimate	Acq Date	Value Determination	Purchase Type
#1, Big Beef Creek Schuett-Hames Property	Big Beef Creek Schuett-Hames	10.00	\$408,050.00	07/23/2010	Appraised/Reviewed Value	Fee ownership
Total		10.00	\$408,050.00			

Summary Cost Information for all Properties

Allowable land costs

Land	\$325,000.00	
Sub-Total		\$325,000.00

Incidentals

Applicable taxes	\$5,800.00	
Appraisal and review	\$7,000.00	
Baseline inventory	\$1,500.00	
Closing	\$1,000.00	
Hazardous substances assess	\$1,000.00	
Recording fees	\$50.00	
Stewardship Plan	\$42,500.00	
Survey - boundary	\$3,500.00	
Title reports/insurance	\$1,200.00	
Sub-Total		\$63,550.00

Property Totals **\$388,550.00**

Administrative costs **\$19,500.00**

Total Acquisition Cost Estimate **\$408,050.00**

Cost Estimates By Property

Great Peninsula Conservancy

09-1633 A

Big Beef Creek Conservation

Puget Sound Acq. & Restoration

Worksite: #1, Big Beef Creek Schuett-Hames Property

Detailed Property Information

Property Grantor: Joanne P. and David Schuett-Hames

Property Name: Big Beef Creek Schuett-Hames

Ownership Instrument: Deed - Other

Acreage to be Purchased: 10.00

Purchase Type: Fee ownership

Date to be Acquired: 7/23/2010

Term Length: Perpetuity

Value Determination: Appraised/Reviewed Value

Expiration Date: N/A

Acquisition Cost Estimate for Big Beef Creek Schuett-Hames Property

Allowable land costs

Land	\$325,000.00	
Sub-Total		\$325,000.00

Incidentals

Appraisal and review	\$7,000.00	
Hazardous substances assess	\$1,000.00	
Recording fees	\$50.00	
Closing	\$1,000.00	
Applicable taxes	\$5,800.00	
Title reports/insurance	\$1,200.00	
Stewardship Plan	\$42,500.00	
Baseline inventory	\$1,500.00	
Survey - boundary	\$3,500.00	
Sub-Total		\$63,550.00
		\$388,550.00

Cost Estimates By Property

Great Peninsula Conservancy

09-1633 A

Big Beef Creek Conservation

Puget Sound Acq. & Restoration

Seabeck Bay

UW

Kitsap County

DNR

Schuett Hames Parcel

WDFW

Seabeck Highway Northwest
Northwest Duryea

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Google

2065 ft

47°37'13.30" N 122°47'09.58" W

elev. 433 ft

Elev alt. 9190 ft

Seabeck Bay

UW

Sesame Street Northwest

Northwest Newberry Hill Road

Kitsap County

Dishman Road Northwest

Schuett Hames Parcel

WDFW

DNR

Turko Lane Northwest

Cheyney Lane Northwest

Nahcotta Lane Northwest

Seabeck Highway Northwest

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4206 ft

47°37'43.48" N 122°47'03.59" W

elev. 447 ft

Elev. alt. 16915 ft

Google